

Washington State Building Code Council
2006 Proposed Code Changes

2006 International Building Code/International Residential Code

Log # Pg. #	Proponent	Code Sections	Subject	TAG REVIEW REPORT				Committee Action
				Policies Criteria It Meets	Objectives Criteria It Meets	Economic Impact	Recommendation	
006 1	Karen Isaacson	New Section	Re-use of decertified mobile homes.	TAG recommends disapproval. Regulating decertified mobile homes should be left to the local jurisdiction. Proposal does not meet Policy criteria.				
<p>New Section: Mobile homes as defined in RCW 43.22.335 may, after being decertified and inspected by the Department of Labor and Industries as to compliance with Labor and Industries requirements pertaining thereto, be used as accessory outbuildings on the owner’s property, provided that the decertified mobile home has been in the jurisdiction of the county building permit agency for a period of at least three years; has been used either temporarily as a dwelling unit during construction or sited in a mobile home park or on real estate within that jurisdiction; has not been previously structurally damaged due to snow load, fire, flood, or other causes, is properly sited with regard to setbacks, sensitive areas, if any and septic systems (if applicable), and has been determined to be structurally sound as built by inspection by the permitting agency, and that not more than one such unit may be placed on any single property. In the case of movement between jurisdictions, mobile homes so decertified and meeting such conditions in the county of origin shall be exempt from the jurisdictional residency requirement providing that all other conditions of the sections are met.</p>								
007 1	David Maret	<u>R101.2</u>	Defining accessory structures.	TAG recommends disapproval. No definition of “accessory” in the International Building Code.				
<p>R101.2 Scope. The provisions of the <i>International Residential Code for One- and Two-Family Dwellings</i> shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, removal and demolition of detached one- and two-family dwellings and townhouses not more than three stories in height with a separate means of egress and their accessory structures <u>as defined in the International Building Code</u>, including adult family homes, foster family care homes and family day care homes licensed by the Washington State Department of Social and Health services.</p>								

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010 11	Steve Kohr et al	1714.5 IBC R613 IRC	Exterior windows and doors performance requirement	TAG recommends approval as modified. TAG as delegated by the Council to address small business economic impact.				
011 1	Michael Hunnel	502.2, 502.4.2, 502.7	Van accessible parking.	TAG recommends disapproval. Vehicle space size is the subject of review at the national level, the state should wait for the outcome of that process.				
<p>ANSI A117.1 Section 502.2 Vehicle Space Size. Car parking spaces shall be 96 inches minimum in width. Van parking spaces shall be 132 inches in width. Exception: Van parking spaces shall be permitted to be 96 inches minimum in width where the adjacent access aisle is 96 <u>132</u> inches minimum in width.</p> <p>Section 502.4.2 Width. Access aisles serving car and van parking spaces shall be 60 <u>132</u> inches in width.</p> <p>Section 502.7 Identification. Where accessible parking spaces are required to be identified by signs, the signs shall include the International Symbol of Accessibility, complying with Section 703.6.3.1. Signs identifying van parking spaces <u>and access aisles</u> shall contain the designation “van accessible <u>and van access aisle</u>”. Such signs shall be 60 inches minimum from the floor of the parking space, measured to the bottom of the sign.</p>								
013 31	Scott Creighton	903..3.1.1.1	Elevator machine room sprinklers.				Defer to Fire TAG	
017 35	Jon Siu	909.6.3.7	Elevator machine room pressurization.	5	B,C	0	AM 2	
018 38	Jon Siu	419.8	Accessibility in Group LC.	TAG recommends deletion of state section 419 on Licensed Care (Group LC), replaced by listing certain licensed residential occupancies under Group R-2.				
<p>419.8 Accessibility. In new construction, Group LC Occupancies, regardless of the number of clients, shall comply with accessibility standards for Group R-2 apartment <u>houses</u> buildings or dormitories as specified in Chapter 11.</p> <p>Where an occupancy in Group LC is being established by change of occupancy in an existing building, the building shall be altered to comply with apartment <u>house building or dormitory</u> provisions of Chapter 11 if any client is a person with disability. The alterations shall provide the minimum necessary access appropriate for the disabilities of clients. Any alteration, whether to accommodate a client with disability or for another purpose, shall comply with Section 3409.</p>								
019 42	Jon Siu	407.8	Locks on exit doors.	5	C,D,E	0	AS 2	
020 45	Jon Siu	1602.1 Table 1607.1	Loads for balconies and decks.	5	D	-	AS 2,3	

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021 50	Jon Siu	509.2 509.3	Parking garage separation.	5	D	- / 0	AS 3-5	
022 54	Jon Siu	1015.1 1019.1	Number of exits.	5	D	0	AM 5-7	
023 59	Jon Siu	503.1.4	Five-story wood frame.	3	C	0	AM 8,9	
024 63	Jon Siu	3109.3	Swimming pool barriers.	3	A-D	- / 0	AS 9	
025 66	Jon Siu	1101.2.4	Elevator car buttons.	5	D	0	AS 9	
026 69	Jon Siu	202 502.1 506.1.1	Definition of basement.	3	A-D	- / 0	AM 10	
027 74	Jerry Barbera	Table 2902.1 Footnote 3	Required plumbing fixtures.	TAG recommends disapproval of both proposals. Plumbing fixture use in multiplex theaters is addressed in proposal #106.				
028 78	Jerry Barbera	Table 2902.1	Plumbing fixture use.					
029 29	Jon Siu	<u>R403.1.2</u> <u>R602.10.8</u> <u>R602.10.9</u>	Braced wall panels	These proposals are combined, with a revised version submitted by SEAW, and comments on the revision submitted by Chuck Day. See attached.			AM	
030 33	Jon Siu	<u>R403</u> <u>R404</u> <u>R602</u>	Wall bracing provisions.				AM	
031 44	Jon Siu	<u>G2439.5</u>	Protection for dryer ducts.	1	A	+	AS 11	
032 47	Jon Siu	<u>R602.10.5</u>	Structural panel sheathing.	5	A&D	-	AS revised in 029-030 11	
033 51	Jon Siu	<u>R317.2.1</u>	Townhouse separation.	1	A	0	AM 11, 12	
034 82	Tom Young	705.2	Fire wall stability.	Withdrawn by proponent				

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035 87	Tom Young	2106.1.1 2106.5	Masonry wall reinforcement.	5	C/D	-	AM 12	
043 92	Duane Jonlin	1205.1	Natural light.	1	A	+	AM 12	
044 96	Jon Siu	1015.1 1019.1	Number of exits in dwelling units.	5	D	0	AS	
049 54	Dave Cantrell	<u>G2415.8</u> <u>(404.8)</u>	Gas pipe cathodic protection.	5	C	0	AS 12	
050 100	John Nelsen	308.5.2	Child care facilities.					Fire TAG
051 105	John Williams	907.2.6.2	Automatic fire detection in hospitals.					Fire TAG
052 109	John Williams	1014.2.2	Suites in health care occupancies.	TAG recommends disapproval. Proposal is incomplete. Minority will revise proposal.				
053 115	John Williams	1017.2	Corridors in health care occupancies.	TAG recommends disapproval. Proposed amendment expands application of code, could include unintended occupancy groups.				
105 119	Tom Kinsman	903.2.2	Automatic sprinklers in schools.					Fire TAG
106 124	Sue Alden	Table 29-A	Plumbing fixture use.	5	C	0	AS 13-16	
107 131	Richard Brown	107.1	Temporary structures and uses.	5	D	0	AM 16	
108 136	Richard Brown	903.2.7	Classification of park structures.	5	D	0	AM 16	
109 140	Richard Brown	1204.1	Interior temperature in structures.	5	D	0	AS 17	
111 144	John Cochran	406.2.6	Garage floor surface.	5	D	0	AS 17	

TAG Review Report Guide

Policies Criteria

WAC 51-04-020 Policies for the consideration of proposed state-wide amendments

- (1) The amendment is needed to address a critical life/safety need.
- (2) The amendment is needed to address a specific state policy or statute.
- (3) The amendment is needed for consistency with state or federal regulations.
- (4) The amendment is needed to address a unique character of the state.
- (5) The amendment corrects errors and omissions.

Objectives Criteria

RCW 19.27.020 Purposes--Objectives--Standards.

- (A) To require minimum performance standards and requirements for construction and construction materials, consistent with accepted standards of engineering, fire and life safety.
- (B) To require standards and requirements in terms of performance and nationally accepted standards.
- (C) To permit the use of modern technical methods, devices and improvements.
- (D) To eliminate restrictive, obsolete, conflicting, duplicating and unnecessary regulations and requirements which could unnecessarily increase construction costs or retard the use of new materials and methods of installation or provide unwarranted preferential treatment to types or classes of materials or products or methods of construction.
- (E) To provide for standards and specifications for making buildings and facilities accessible to and usable by physically disabled persons.
- (F) To consolidate within each authorized enforcement jurisdiction, the administration and enforcement of building codes.

Economic Impact

+	Increases cost		FC	First Cost
-	Decreases cost		EC	Enforcement Cost
			OC	Ongoing Cost
SBI	Small Business Impact			

Recommendation

AS	Approval as Submitted
D	Disapproval
AM	Approval with Modifications (see attached)
AO	Approval with Options (see attached)